

Return Address:

City Clerk's Office
City of Renton
1055 S Grady Way
Renton, WA 98057

DECLARATION OF COVENANT

FOR INSPECTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ON-SITE BMPS

Grantor: MALENE MCRESIDENT

Grantee: City of Renton, a Washington municipal corporation

Legal Description: LOT 1 OF SOMETOWN PLAT

Assessor's Tax Parcel ID#: 322708-0001

IN CONSIDERATION of the approved City of Renton *(check one of the following)*

☒ Residential Building Permit

☐ Commercial Building Permit

☐ Clearing and Grading Permit

☐ Civil Construction or Utility Permit

for Permit(s) _____ *(Construction/Building/Utility Permit #)* relating to the real property ("Property") described above, the Grantor(s), the owner(s) in fee of that Property, hereby covenants (covenant) with the City of Renton ("City of Renton" or "City"), a municipal corporation of the state of Washington, that he/she (they) will observe, consent to, and abide by the conditions and obligations set forth and described in Paragraphs 1 through 9 below with regard to the Property, and hereby grants (grant) an easement as described in Paragraphs 2 and 3. Grantor(s) hereby grants (grant), covenants (covenant), and agrees (agree) as follows:

1. The Grantor(s) or his/her (their) successors in interest and assigns ("Owners") shall at their own cost, operate, maintain, and keep in good repair, the Property's drainage facilities constructed as required in the approved construction plans and specifications _____ *(Project Plan #)* on file with the City of Renton and submitted to the City of Renton for the review and approval of permit(s) _____ *(Construction/Building/Utility Permit #)*. The Property's drainage facilities are shown and/or listed on **Exhibit A – Site Plan**. The Property's drainage facilities shall be maintained in compliance with the operation and maintenance schedule included and attached herein as **Exhibit B – Operations and Maintenance**. Drainage facilities include pipes, channels, flow control facilities, water quality facilities, on-site best management practices (BMPs) and other engineered structures designed to manage and/or

treat stormwater on the Property. On-site BMPs include dispersion and infiltration devices, bioretention, permeable pavements, rainwater harvesting systems, tree retention credit, reduced impervious surface footprint, vegetated roofs and other measures designed to mimic pre-developed hydrology and minimize stormwater runoff on the Property.

2. City of Renton shall have the right to ingress and egress over those portions of the Property necessary to perform inspections of the stormwater facilities and BMPs and conduct maintenance activities specified in this Declaration of Covenant and in accordance with the Renton Municipal Code. City of Renton shall provide at least thirty (30) days' written notice to the Owners that entry on the Property is planned for the inspection of drainage facilities. After the thirty (30) days, the Owners shall allow the City of Renton to enter for the sole purpose of inspecting drainage facilities. In lieu of inspection by the City, the Owners may elect to engage a licensed civil engineer registered in the state of Washington who has expertise in drainage to inspect the drainage facilities and provide a written report describing their condition. If the engineer option is chosen, the Owners shall provide written notice to the City of Renton within fifteen (15) days of receiving the City's notice of inspection. Within thirty (30) days of giving this notice, the Owners, or engineer on behalf of the Owners, shall provide the engineer's report to the City of Renton. If the report is not provided in a timely manner as specified above, the City of Renton may inspect the drainage facilities without further notice.
3. If City of Renton determines from its inspection, or from an engineer's report provided in accordance with Paragraph 2, that maintenance, repair, restoration, and/or mitigation work is required to be done to any of the drainage facilities, City of Renton shall notify the Owners of the specific maintenance, repair, restoration, and/or mitigation work ("Work") required pursuant to the Renton Municipal Code. The City shall also set a reasonable deadline for the Owners to complete the Work, or to provide an engineer's report that verifies completion of the Work. After the deadline has passed, the Owners shall allow the City access to re-inspect the drainage facilities unless an engineer's report has been provided verifying completion of the Work. If the Work is not completed within the time frame set by the City, the City may initiate an enforcement action and/or perform the Work and hereby is given access to the Property for such purposes. Written notice will be sent to the Owners stating the City's intention to perform such Work. This Work will not commence until at least seven (7) days after such notice is mailed. If, within the sole discretion of the City, there exists an imminent or present danger, the seven (7) day notice period will be waived and Work will begin immediately.
4. The Owners shall assume all responsibility for the cost of any Work, or any measures taken by the City to address conditions as described in Paragraph 3. Such responsibility shall include reimbursement to the City within thirty (30) days of the receipt of the invoice for any such Work performed. Overdue payments will require payment of interest at the maximum legal rate allowed by RCW 19.52.020 (currently twelve percent (12%)). If the City initiates legal action to enforce this agreement, the prevailing party in such action is entitled to recover reasonable litigation costs and attorney's fees.
5. The Owners are required to obtain written approval from City of Renton prior to filling, piping, cutting, or removing vegetation (except in routine landscape maintenance) in open vegetated stormwater facilities (such as swales, channels, ditches, ponds, etc.), or performing any alterations or modifications to the drainage facilities referenced in this Declaration of Covenant.

6. Any notice or consent required to be given or otherwise provided for by the provisions of this Agreement shall be effective upon personal delivery, or three (3) days after mailing by Certified Mail, return receipt requested.
7. With regard to the matters addressed herein, this agreement constitutes the entire agreement between the parties, and supersedes all prior discussions, negotiations, and all agreements whatsoever whether oral or written.
8. This Declaration of Covenant is intended to protect the value and desirability and promote efficient and effective management of surface water drainage of the real property described above, and shall inure to the benefit of all the citizens of the City of Renton and its successors and assigns. This Declaration of Covenant shall run with the land and be binding upon Grantor(s), and Grantor's(s') successors in interest, and assigns.
9. This Declaration of Covenant may be terminated by execution of a written agreement by the Owners and the City that is recorded by King County in its real property records.

IN WITNESS WHEREOF, this Declaration of Covenant for the Inspection and Maintenance of Drainage Facilities is executed this ____ day of _____, 20____.

GRANTOR, owner of the Property

GRANTOR, owner of the Property

STATE OF WASHINGTON)
COUNTY OF KING)ss.

On this day personally appeared before me:

_____, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein stated.

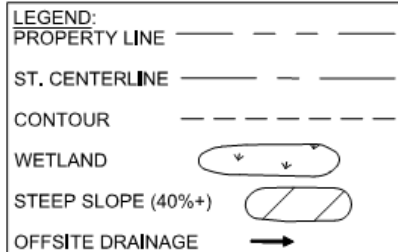
Given under my hand and official seal this ____ day of _____, 20____.

Printed name
Notary Public in and for the State of
Washington, residing at

My appointment expires _____

EXHIBIT A - ON-SITE BMP SITE PLAN

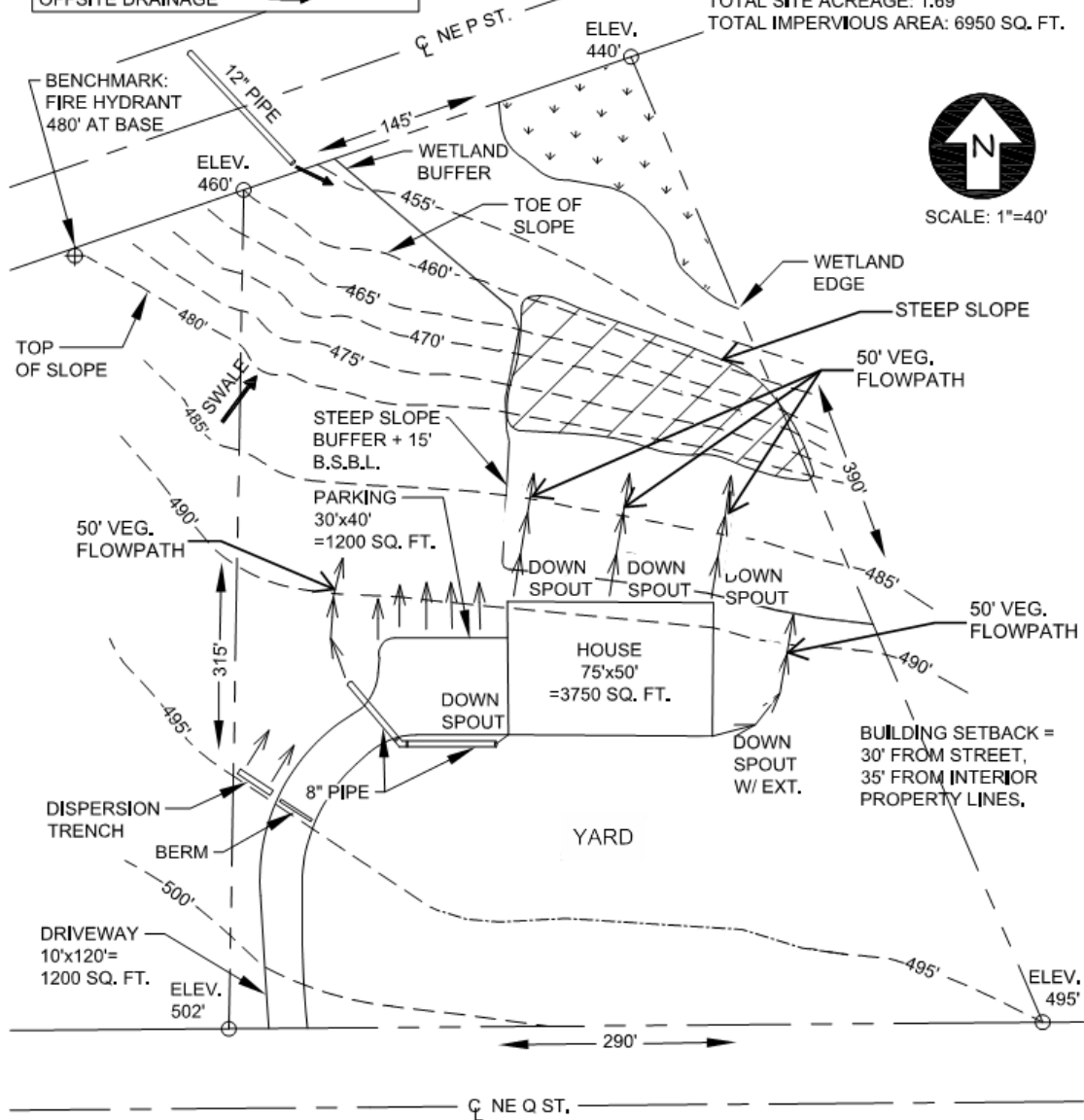
TOTAL LOT/SITE AREA:	73,616 Sf. Ft/1.69 AC	PERMIT #:	
ADDRESS:	7519 NE Q Street, Renton, WA 98111	PARCEL NUMBER:	3322708
NEW/ REPLACED IMPERV. AREA (SF):	6,150	DISTURBED AREA (SF):	36,590
ON-SITE BMP(S) USED:	Basic Dispersion (Splash Blocks, Gravel Filled Trenches, and Sheet Flow)		



APPLICANT: Malene McResident
600 NE Z Street
Sometown, WA. 98111
(206) 555-1212

PROJECT PARCEL NO.= 322708
PROJECT ADDRESS= 7519 NE Q Street
(proposed) Sometown, WA. 98111
SECTION/TOWNSHIP/RANGE: 32-27-08

TOTAL SITE ACREAGE: 1.69
TOTAL IMPERVIOUS AREA: 6950 SQ. FT.



SCALE: 1"=40'

EXHIBIT B - OPERATIONS AND MAINTENANCE

MAINTENANCE INSTRUCTIONS FOR BASIC DISPERSION

Your property contains an on-site BMP (best management practice) called “*basic dispersion*,” which was installed to mitigate the stormwater quantity and quality impacts of some or all of the impervious surfaces or non-native pervious surfaces on your property.

Basic dispersion is a strategy for utilizing any available capacity of onsite vegetated areas to retain, absorb, and filter the runoff from developed surfaces. This on-site BMP has two primary components that must be maintained:

- (1) The devices that disperse runoff from the developed surfaces and
- (2) The vegetated area over which runoff is dispersed.

Dispersion Devices

The **dispersion devices** used on your property include the following as indicated on the site plan (CHECK THE BOX(ES) THAT APPLY):

☒ splash blocks, ☐ rock pads, ☒ gravel filled trenches, ☒ sheet flow.

MAINTENANCE RESTRICTIONS

The size, placement, composition, and downstream flowpaths of these devices as depicted by the site plan and design details must be maintained and may not be changed without written approval from the City of Renton or through a future development permit from the City of Renton.

INSPECTION FREQUENCY AND MAINTENANCE GUIDELINES

This on-site BMP has two primary components that must be maintained per Appendix A of the City of Renton’s Surface Water Design Manual:

- (1) The devices that disperse runoff from the developed surfaces and
- (2) The vegetated flowpath area over which runoff is dispersed.

Maintenance of Dispersion Devices

- Dispersion devices must be inspected annually and after major storm events to identify and repair any physical defects.
- When native soil is exposed or erosion channels are present, the sources of the erosion or concentrated flow need to be identified and mitigated.
- Concentrated flow can be mitigated by leveling the edge of the pervious area and/or realigning or replenishing the rocks in the dispersion device, such as in rock pads and gravel filled trenches.

Maintenance of Vegetated Flowpaths

- The vegetated area over which runoff is dispersed must be maintained in good condition free of bare spots and obstructions that would concentrate flows.